TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

| Property ID: | R49124 |
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Property Information

| property address: 411 PEASE | |
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| legal description: <u>WINTER, BLOCK 2, LOT</u> | 10.11,12 (PTS OF) |
| owner name/address: <u>COMBS, PATRICK</u> | |
| 2219 SPANISH FOREST I | <u>N</u> |
| RICHMOND, TX 77469- | 5778 |
| full business name: | |
| land use category: | |
| current zoning: RD - 5 | occupancy status: |
| lot area (square feet): 10500 | frontage along Texas Avenue (feet): |
| lot depth (feet): | sq. footage of building: 2232 |
| property conforms to: min. lot area standa | ards min. lot depth standards min. lot width standards |
| Improvements | |
| # of buildings: building height | (feet): # of stories: |
| type of buildings (specify): | |
| huilding/site condition. | |
| annum Sare condition: | |
| buildings conform to minimum building setbe | acks: the no (if no, specify) |
| approximate construction date: accessible | e to the public: pyes pro |
| w. | sidewalks along Texas Avenue: □ yes Ano |
| other improvements: yes po (specify) | |
| | (pipe fences, decks, carports, swimming pools, etc.) |
| Freestanding Signs | |
| □ yes no | □ dilapidated □ abandoned □ in-use |
| # of signs: type/material of signs | |
| overall condition (specify): | |
| | yes □ no (specify) |
| , | s yee is no (specify) |
| Off-street Parking | |
| <u></u> | |
| | ped: □ yes □ no # of available off-street spaces: |
| lot type: □ asphalt ☐ concrete □ other | |
| space sizes: | w w |
| overall condition: | |
| end islands or bay dividers: uges po: | landscaped islands: ☐ yes 🏓 no |

| meet adjacent separation requirements: pes no meet opposite separati | row ingniy. | curb types: 🗆 sta | andard curbs | curb cut closure(s) suggested? □ yes |
|--|--|-----------------------|---------------------------------|--|
| Landscaping yes \(\text{no} \) (if none is present) is there room for landscaping on the property? \(\text{yes} \) no comments: \(\text{Lower lower} \) (Type of merchandise/material/equipment stored) dumpsters present: \(\text{yes} \) yes \(\text{no} \) are dumpsters enclosed: \(\text{yes} \) yes \(\text{no} \) (circle one) residential use \(\text{residential zoning district} \) is the property developable when required buffers are observed? \(\text{yes} \) \(\text{no} \) no if not developable to current standards, what could help make this a developable property? | and the second s | | | |
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| Outside Storage yes one (specify) (Type of merchandise/material/equipment stored) champsters present: ges one are dumpsters enclosed: ges one Miscellaneous is the property adjoined by a residential use or a residential zoning district is the property developable when required buffers are observed? gyes no if not developable to current standards, what could help make this a developable property? | neet adjacent separat | ion requirements: | □ yes □ no meet opp | oosite separation requirements: yes r |
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